057.0	0001	0006.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,000 /	746,000
					USE VALUE:	746,000 /	746,000
					ASSESSED:	746,000 /	746,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		BECK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUOPOLO STEPHEN L/TRUSTEE	
Owner 2:	3789 REALTY TRUST	
Owner 3:		
Street 1:	24 BECK ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,624 Sq. Ft. of land mainly classified as Office with a Office Building built about 1946, having primarily Conc. Block Exterior and 5720 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	6624.000	206,000		540,000	746,000
Total Card	0.152	206,000		540,000	746,000
Total Parcel	0.152	206,000		540,000	746,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 130.42 | /Parcel: 130.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 37604

GIS Ref

GIS Ref

Insp Date 11/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 057.0-0001-0006.A

!4861!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	206,000	0	6,624.	531,100	737,100	737,100	Year End Roll	12/18/2019
2019	340	FV	196,500	0	6,624.	495,700	692,200	692,200	Year End Roll	1/3/2019
2018	340	FV	196,500	0	6,624.	442,600	639,100	639,100	Year End Roll	12/20/2017
2017	340	FV	196,500	0	6,624.	389,500	586,000	586,000	Year End Roll	1/3/2017
2016	340	FV	196,500	0	6,624.	292,100	488,600	488,600	Year End	1/4/2016
2015	340	FV	168,100	0	6,624.	265,600	433,700	433,700	Year End Roll	12/11/2014
2014	340	FV	168,100	0	6,624.	265,600	433,700	433,700	Year End Roll	12/16/2013
2013	340	FV	168,100	0	6,624.	265,600	433,700	433,700		12/13/2012

PRINT

Date	Time
12/10/20	19:49:57

LAST REV

Date	Time
10/09/19	15:39:29
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4861

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRESTEJOHN WILL	29709-210		1/26/1999	Change Use	230,000	No	No		N

USER DEFINED

Prior Id # 1:	37604
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2014	687	Re-Roof	16,000					
2/19/1999	89	Alterati	15,000	C				REMODEL FOR OFFICE

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2018	MEAS&NOTICE	PH	Patrick H
4/12/2016	I & E Return	EMK	Ellen K
6/25/2014	External Ins	PC	PHIL C
3/13/2009	Meas/Inspect	197	PATRIOT
5/8/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		6624		Sq. Ft.	Site		0	30.5	2.67	CA									539,997						540,000	

Total AC/HA: 0.15207 | Total SF/SM: 6624 | Parcel LUC: 340 | Office | Prime NB Desc: COMM AVG | Total: 539,997 | Spl Credit | Total: 540,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	D- - Fair (-)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	16		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	1 - Plywood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	43.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	43.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.97482520
Const Adj.:	0.94061965
Adj $ / SQ:	96.279
Other Features:	18500
Grade Factor:	0.66
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366594
Depreciation:	160568
Depreciated Total:	206026

COMMENTS

E. PUOPOLO+SON PLUMBING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:					HB 1		

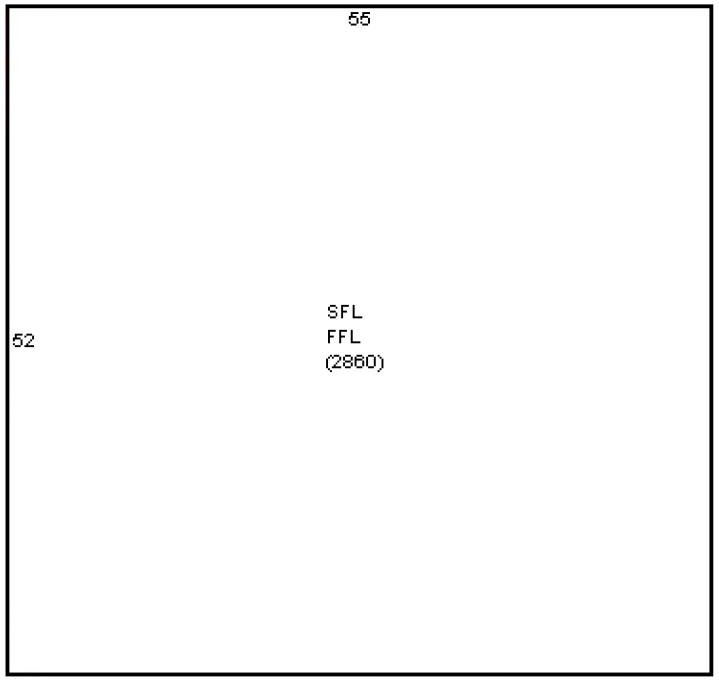
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,860	91.460	261,589
SFL	Second Floor	2,860	96.280	275,357
	Net Sketched Area:	5,720	Total:	536,946
Size Ad	5720	Gross Are	5720	FinArea 5720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	WHS	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	63.54
Special Features:	0	Val/Su Net:	36.01
Final Total:	206000	Val/Su SzAd	36.01

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.0-0001-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	